

4416

FOR LEASE

4416 COLUMBIA ROAD

Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedg@shermanandhemstreet.com
706.288.1077

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Property Summary



PROPERTY DESCRIPTION

This building features a 1,200 SF second floor office space available for \$18/SF modified gross (NO CAM), in this great office building located along Columbia Road in Martinez. This location is just minutes away from the heart of Downtown Evans and just a short drive from Interstate 20. Great opportunity for someone looking for a spacious office in a growing part of the Augusta/Columbia County area.

LOCATION DESCRIPTION

Located at a high traffic location along Columbia Road just minutes away from Evans Town Center and Interstate 20. Situated at the entrance to the Sarah Creek Office Park with easy ingress/egress onto Columbia Road.



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available SF:	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,512	23,162	52,059
Total Population	8,758	55,968	121,774
Average HH Income	\$68,962	\$70,404	\$78,418



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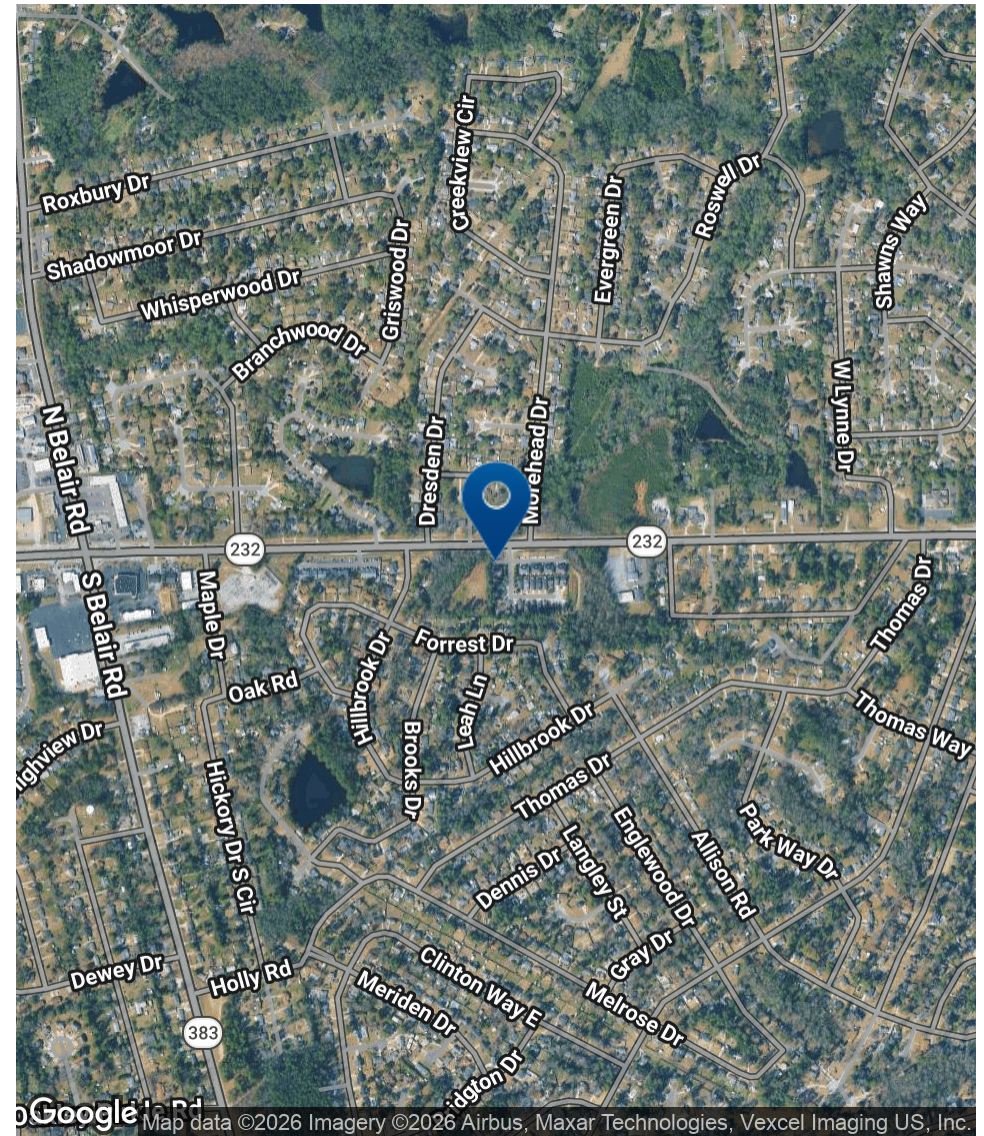
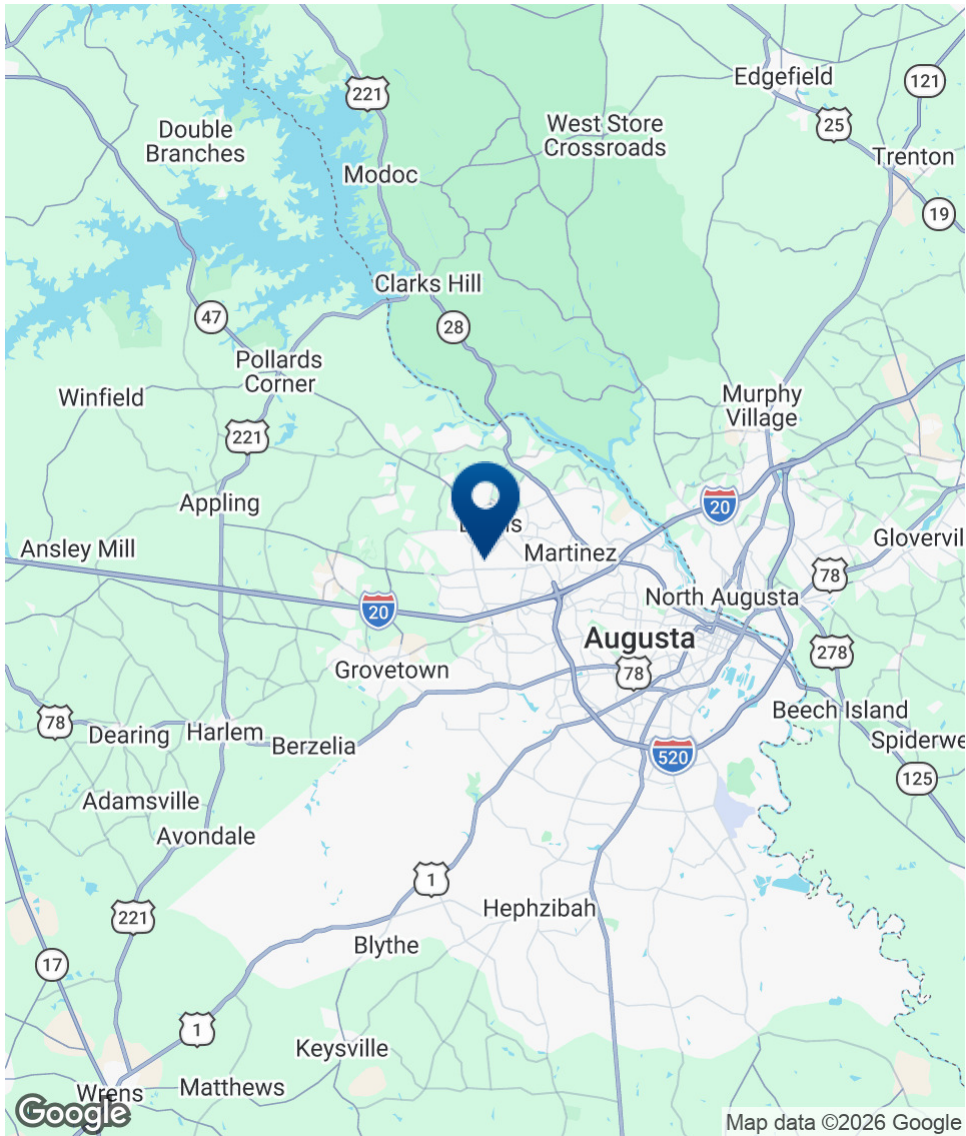
Additional Photos



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Location Map



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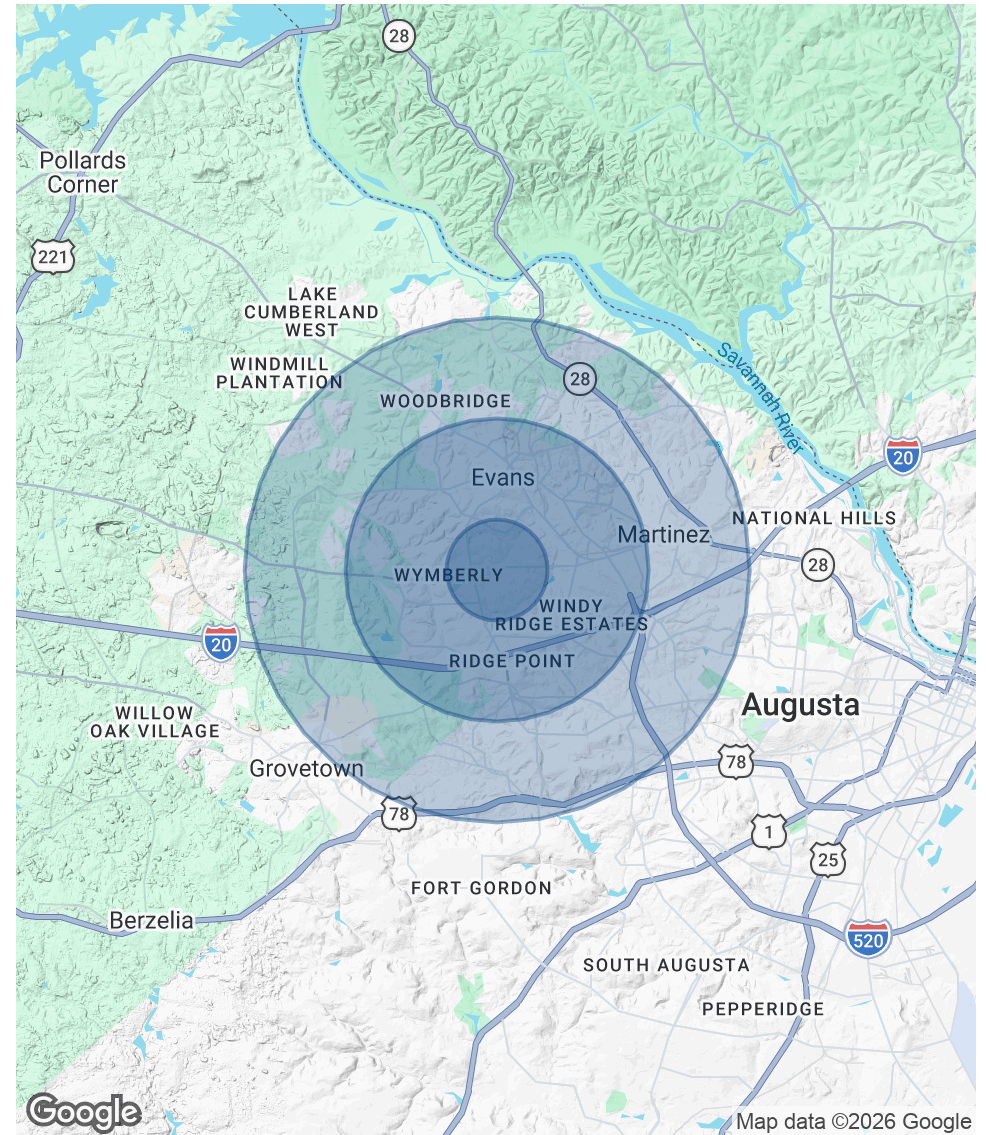
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,758	55,968	121,774
Average Age	39.2	40.2	39.0
Average Age (Male)	37.3	38.1	38.6
Average Age (Female)	41.1	41.9	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,512	23,162	52,059
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$68,962	\$70,404	\$78,418
Average House Value	\$167,425	\$191,905	\$203,132

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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